

TECHNICAL APPENDICES
for the
MASTER ENVIRONMENTAL IMPACT REPORT
for the City of Lemon Grove
GENERAL PLAN UPDATE
SCH #95101066

Prepared for:
City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

Prepared by:
Lettieri-McIntyre and Associates, Inc.
1551 Fourth Avenue, Suite 430
San Diego, CA 92101

January 1, 1996

Notice of Preparation

TO: _____

FROM: City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, CA 91945

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Lemon Grove Community Development Department will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study (☒ is ☐ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice.

Please send your response to James Butler, Community Development Director at the address shown above. We will need the name for a contact person in your agency.

Project Title: Lemon Grove General Plan

Project Applicant, if any: N/A

Date: October 25, 1995

Signature: 

Title: Community Development Director

Telephone: (619) 464-6934

**LEMON GROVE GENERAL PLAN
INITIAL ENVIRONMENTAL STUDY**

Prepared for:

**City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, CA 91945**

Prepared by:

**Lettieri-McIntyre and Associates, Inc.
1551 Fourth Avenue, Suite 430
San Diego, CA 92101**

October 27, 1995

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PROJECT DESCRIPTION

1. Project Title

Lemon Grove General Plan

2. Lead Agency Name and Address

City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, CA 91945

3. Contact Person and Phone Number

James Butler, Community Development Director
(619) 464-6934

4. Project Location

The General Plan addresses lands within the City of Lemon Grove, located in the County of San Diego, California. Figure 1 shows the regional location of the City, and Figure 2 provides a map of the City.

5. Project Sponsor's Name and Address

City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, CA 91945

6. General Plan Designation

The City is presently subject to the various land use designations established in the 1980 Lemon Grove General Plan.

7. Zoning

The City is presently subject to the various zones and requirements of the 1983 zoning Ordinance and Zoning Map.

8. Description of Project

The City of Lemon Grove is updating its General Plan. The General Plan represents a comprehensive plan for the entire City, and establishes strategies to achieve community goals pertaining to development, mobility patterns and access, infrastructure, aesthetics, public safety, open space, and other civic matters. The existing General Plan was adopted in 1980 following the City's incorporation in 1977. This General Plan Update has allowed the community to re-evaluate long-term goals in light of changing economic and demographic trends.

The General Plan Advisory Committee, representing the community at large, developed a "Vision for the Future," and related objectives and policies. According to the vision:

Lemon Grove is known for having the "best climate on earth," recalling the community's agricultural origins. As we approach the new century, "best climate" also means the feeling and spirit of Lemon Grove. Our vision statement - our goal for the future - embraces this broader definition of the "best climate." The city is envisioned as a place where:

- Our small town feeling, beauty and heritage are sustained;
- Urban and cultural amenities are enriched;
- All people have the opportunity to enjoy personal growth and participate in community life;
- Established neighborhoods are preserved and enhanced; and
- The business community prospers, and new businesses join and contribute to community life.

The draft General Plan consists of seven elements that implement the vision, objectives and policies. The elements include the:

- Community Development Element
- Mobility Element
- Public Facilities Element
- Safety Element
- Noise Element

- Conservation and Recreation Element
- Housing Element

The Housing Element was recently updated in 1992 and was not revised as part of this planning program. Revisions to the other elements are consistent with the Housing Element policies and programs.

An integral component of the draft General Plan, the land use plan in the Community Development Element provides a blueprint for desired development. Table 1 summarizes the land use designations used in the land use plan and Figure 3 illustrates the land use plan. A comparison of existing development and the development potential of the proposed land use plan is provided in Table 3. Major features of the proposed draft land use plan include:

- A Downtown Village with a mix of retail, office and residential uses in a pedestrian setting. The downtown trolley station comprises an integral component of the village.
- A mix of residential and neighborhood commercial across from the Massachusetts trolley station.
- Preserving the Central Avenue neighborhoods by changing the land use designation from multiple-family to single-family residential development.
- Continued development of freeway-oriented, regional commercial centers.
- A new neighborhood commercial center in the southern portion of the City.
- A Civic Center Concept Area, providing a potential center for city hall, library, park, museum, community meeting facilities, and/or fire and law enforcement stations.

9. Surrounding Land Uses and Setting:

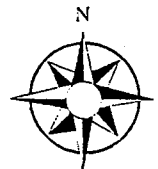
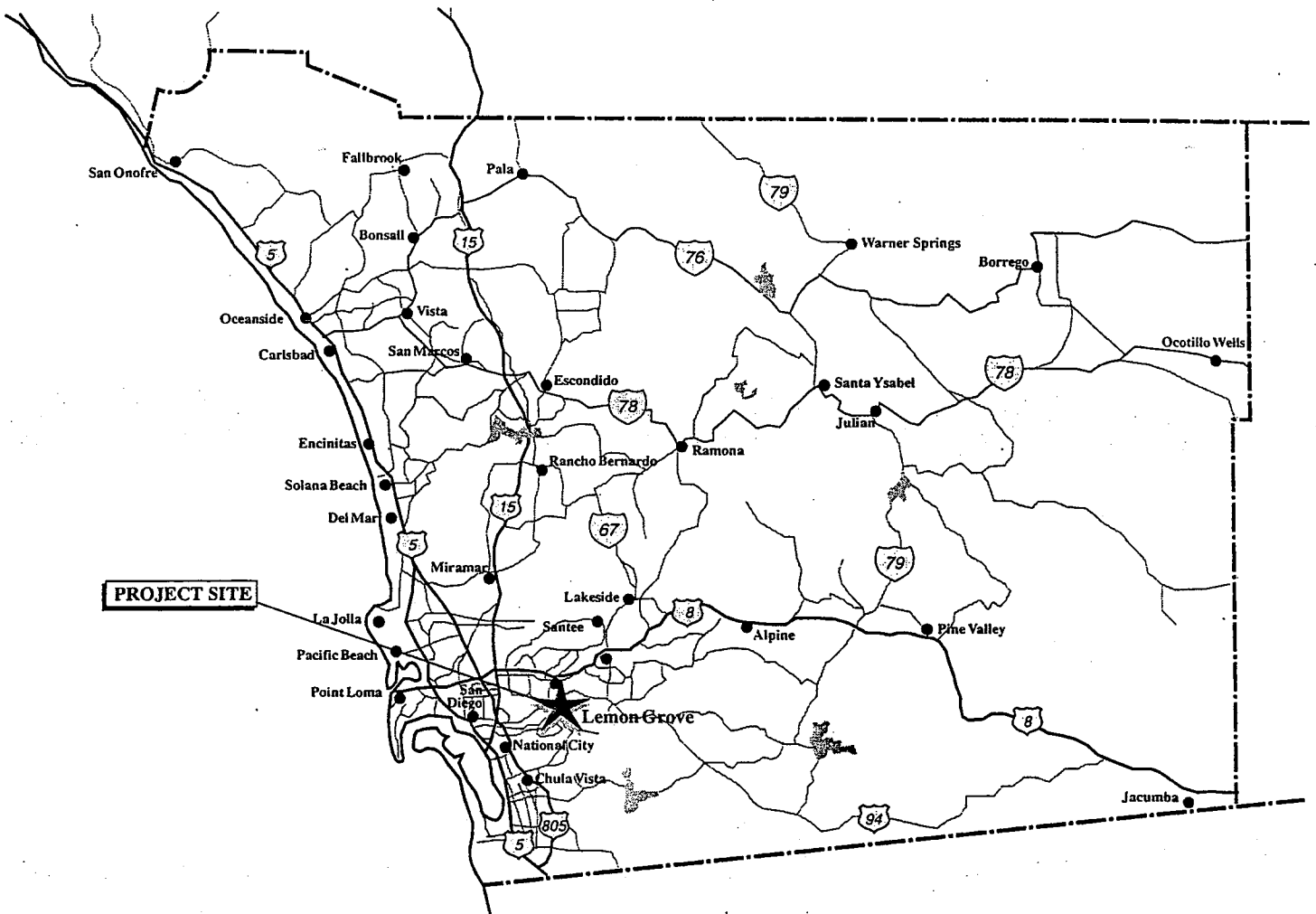
The City of Lemon Grove is surrounded by developed portions of the Cities of San Diego and La Mesa, and the unincorporated community of Spring Valley. The primary land use pattern around Lemon Grove consists of residential neighborhoods with some commercial development, including The Grove regional shopping center. The SR-94 freeway comprises the City's northern boundary, and a Metropolitan Transportation Development Board (MTDB) trolley extends south-to-north through the City.

.10. Other Public Agencies Whose Approval Is Required:

No agency other than the City of Lemon Grove has discretionary approval authority for the proposed project.



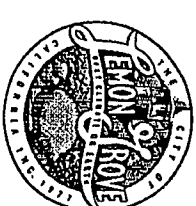
General Plan Program Initial Environmental Study



Not to Scale


Figure 1
Regional Location

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General Plan Program
Initial Environmental Study

Legend

- Lemon Grove City Boundary
- - - Surrounding City Boundaries
- MTDB Trolley System
-  Trolley Station

Source: RUS

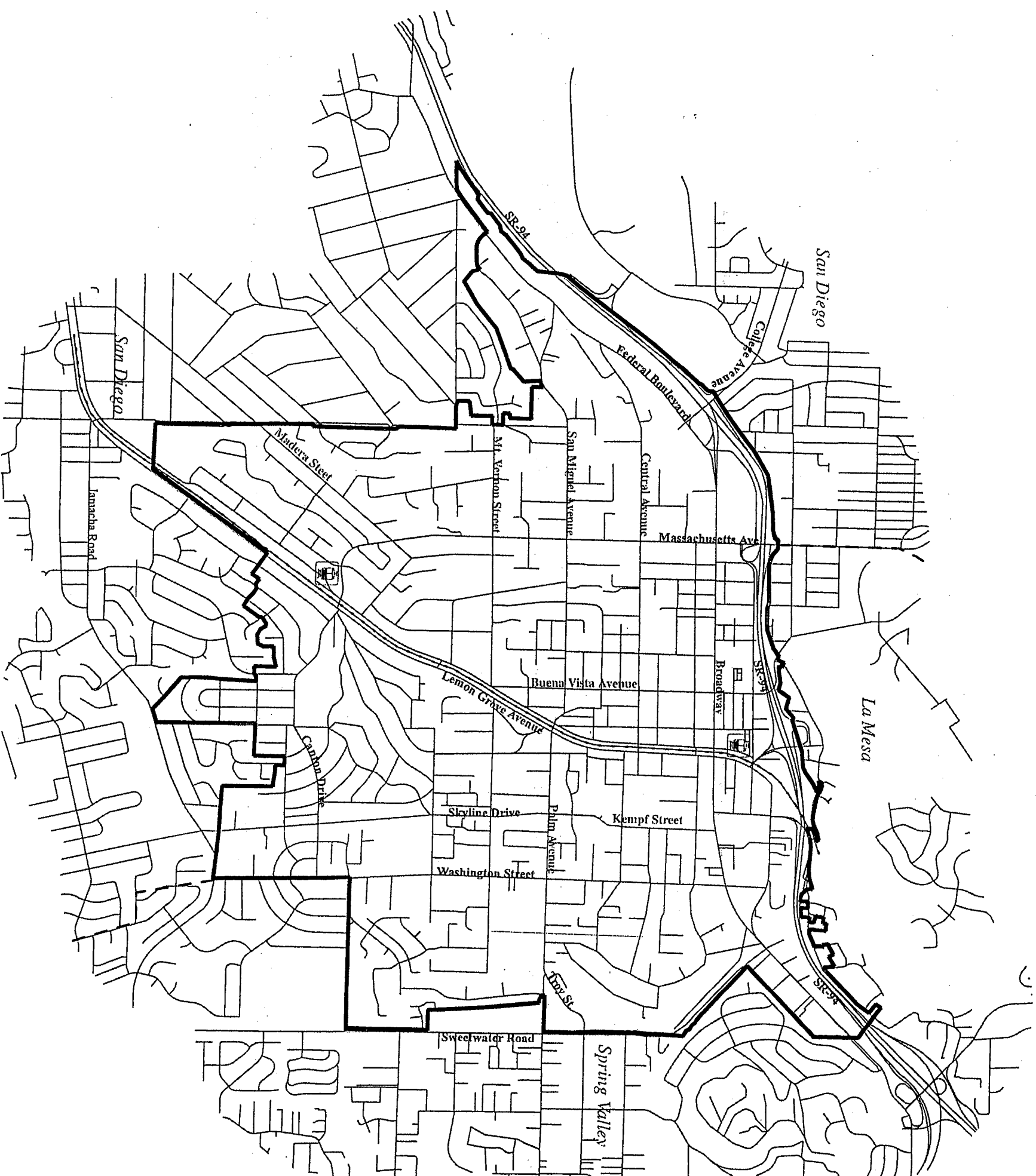
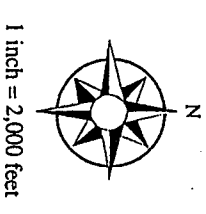


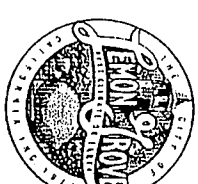
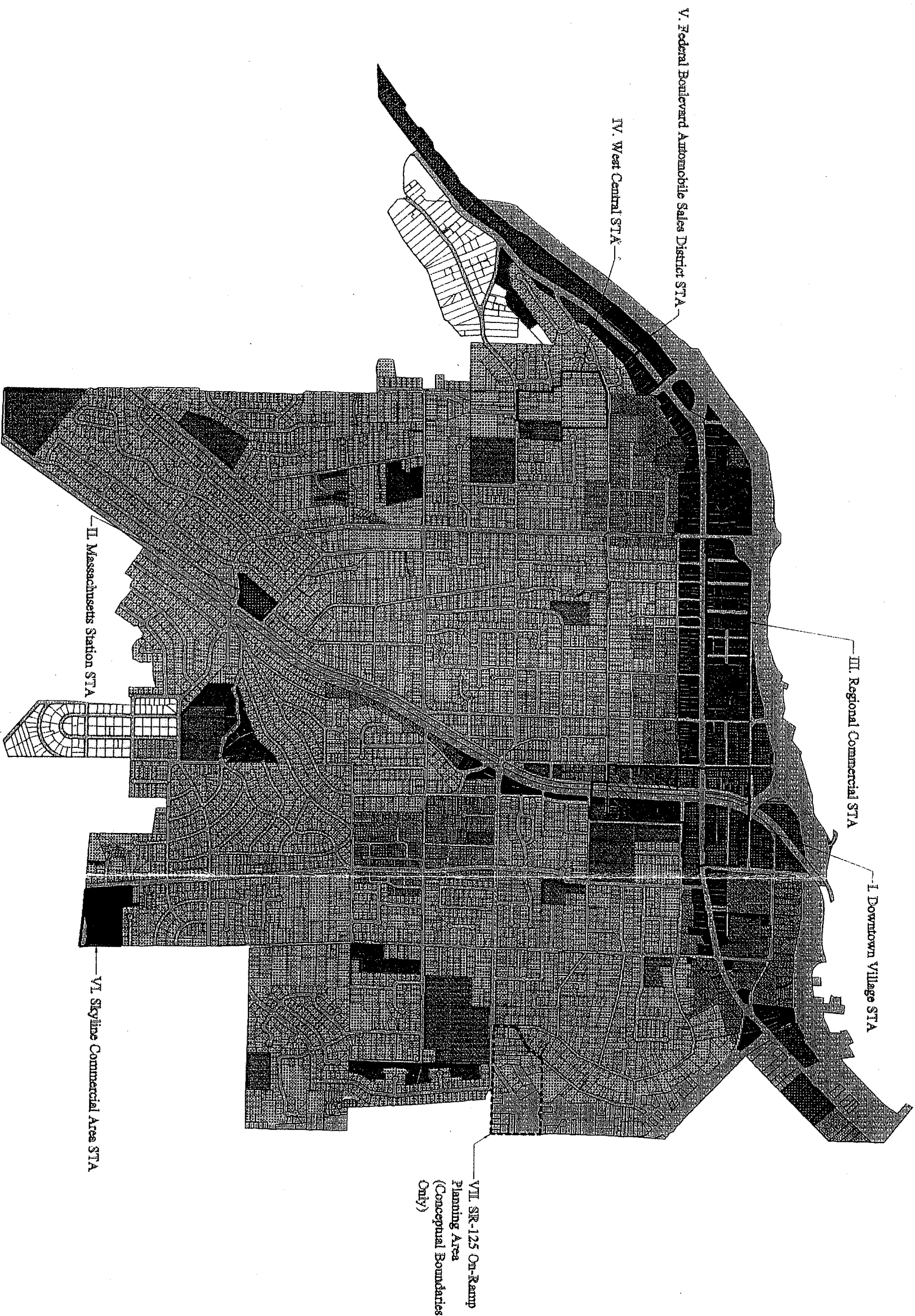
Figure 2
City of Lemon Grove

TABLE 1
PROPOSED LAND USE CATEGORIES AND DENSITIES/INTENSITIES

Land Use Categories	Maximum Development Per Net Acre (a, b, c)	Expected Development Per Net Acre (d)	Land Use Category Description
Low Density Residential	4 DUs/acre	4 DUs/acre	Detached houses and includes uses such as accessory dwelling units, churches, day care, open space, public facilities, homes businesses and others which are compatible with the surrounding neighborhood.
Low/Medium Density Residential	7 DUs/acre	6.5 DUs/acre	Detached houses and includes uses such as accessory dwelling units, churches, day care, open space, public facilities, homes businesses and others which are compatible with the surrounding neighborhood.
Medium Density Residential	14 DUs/acre	14 DUs/acre	Detached and attached houses, including duplexes and town houses, and limited condominiums and apartments. Other uses include accessory dwelling units, churches, day care, open space, public facilities, homes businesses and others which are compatible with the surrounding neighborhood.
Medium/High Density Residential	29 DUs/acre	24.5 DUs/acre	Duplexes, town houses, condominiums and apartments and includes uses such as accessory dwelling units, churches, day care, open space, public facilities, homes businesses and others which are compatible with the surrounding neighborhood.
Mixed Use	43 DUs/acre and 2.0:1 FAR	20 DUs/acre; 1.25:1 FAR	Mix of residential (condominiums and apartments), retail and office uses within the same building, lot or area, with the intent of creating lively pedestrian-oriented villages near the trolley stations. Retail includes entertainment and neighborhood-serving businesses. Where mixes of uses occur within the same building, locate retail uses on the street level.
Retail Commercial	1.0:1 FAR	0.5:1 FAR	Retail operations providing a broad range of goods and services, catering to both local and regional customers. Includes shopping centers, department stores, grocery stores, professional services and other compatible retail businesses that are auto-oriented.
Business Commercial	1.2:1 FAR	0.6:1 FAR	Professional office, wholesale businesses, research and development, high technology production and sales. Includes commercial uses that support business uses.

Light Industrial	0.7:1 FAR	0.5:1 FAR	Mixture of manufacturing, processing, warehousing and storage uses that do not generate appreciable air and water pollutants, noise, hazardous materials and odors that might be offensive to residents and other businesses.
Public/Institutional Facilities	1.0:1 FAR	0.4:1 FAR	Public uses and service facilities, such as government offices and facilities, schools, public utilities, post office, libraries, fire and law enforcement stations and social service facilities.
Parks/Recreation	0.5:1 FAR	0.2:1 FAR	Community and neighborhood parks, public recreation and community centers.
Transportation	N/A (e)	N/A	Street, freeway and trolley corridors, including associated rights-of-ways.
Special Treatment Areas - Overlays I Downtown Village II Massachusetts Station III Regional Commercial IV West Central V Federal Boulevard Automobile Sales District VI Skyline Commercial Area VII SR-125 On-Ramp Planning Area			

- (a) The density of residential development is expressed in dwelling units per acre (DUs/acre). The intensity of non-residential development is expressed in floor area ratio (FAR), which is the ratio of building floor area to the land area.
- (b) The maximum development represents the greatest level of development that can occur on individual parcels of land.
- (c) The maximum density within the residential categories may be exceeded for projects providing affordable housing, in accordance with the density bonus provisions of Section 65915 of the California Government Code.
- (d) The expected development reflects the fact that the development which has occurred to date has not reached the maximum allowed density or intensity, and future development is also expected to be less dense/intense than the permitted maximum. The expected development provides a more realistic picture of future development within the land use categories, and is therefore used to project population and buildout data.
- (e) In general, development will not occur within transportation rights-of-way. Through negotiations with Caltrans, development may occur in the future SR-125 freeway right-of-way, near the SR-94 freeway. Such development will be subject to Caltrans lease requirements, and must be consistent with the Lemon Grove General Plan.



General Plan Program
Initial Environmental Study

Legend

	Low Density Residential (up to 4 DU's/net acre)
	Low/Medium Density Residential (up to 7 DU's/net acre)
	Medium Density Residential (up to 14 DU's/net acre)
	Medium/High Density Residential (up to 29 DU's/net acre)
	Mixed Use
	Retail Commercial
	Business Commercial
	Light Industrial/Warehouse
	Public/Institutional
	Parks/Recreation
	Transportation
	Special Treatment Area (STA)
	Civic Center Concept Area



1 inch = 1,500 feet

Figure 3
Draft Land Use Plan

Table 2
Comparison of Existing Development
and Draft Land Use Plan

EXISTING DEVELOPMENT				DRAFT GENERAL PLAN						CHANGE BETWEEN EXISTING AND PLANNED					
(a)	Land Use Category	Acres	Dwelling Units	Thousand Square Feet	Population (b)	Land Use Category (Max. Density/Intensity)	Acres	Dwelling Units (c)	Thousand Square Feet (c)	Population (d)	Land Use Category	Acres	Dwelling Units	Thousand Square Feet	Population
Residential Single-Family	Single-Family	1,360	6,417		17,855	Residential Single-Family Low Density (Up to 4 du/ac)	1,296.1	6925		19,321	Residential Single-Family	(63.9)	508		1,466
						Low-Med Density (Up to 7 du/ac)	81.3	244		680					
						Multi-Family Medium Density (Up to 14 du/ac)	1,214.8	6,681		18,641					
						Med-High Density (Up to 29 du/ac)	172.3	3052		8,514	Multi-Family	98.6	715		2,011
							96.6	1,159		3,234					
Mixed Use	Mixed Use					Mixed Use (Up to 43 du/ac, 2.0 FAR)	75.7	1,893		5,280	Mixed Use				
							27.6	552	1,502.8	1,540	Mixed Use (e)	27.6	552	1,502.8	1,507
Commercial/Business Commercial/Office	Commercial/Business Commercial/Office	188		4597.7		Commercial/Business Commercial/Office Retail Commercial (1.0 FAR)	171.6		3905.1		Commercial/Business Commercial/Office	(16.0)		(692.6)	
						Business Commercial (1.2 FAR)	133.1		2,898.9						
						Light Industrial (0.7 FAR)	38.5		1,006.2						
							27.3		594.6		Light Industrial	(0.9)		(388.1)	
Public/Civic	Public/Civic			982.7		Public/Civic Public/Institutional (1.0 FAR)					Public/Civic				
						Parks/Recreation (0.5 FAR)	125.1		2,180.1	965	Public/Institutional	(8.0)		(165.7)	237
						Transportation	40.1		349.2		Parks/Recreation	13.9		235.1	
							645.9				Transportation	34.9			
Undeveloped	Undeveloped														
Total		2,506	8,754	8,040.3	25,086	Total	2,506.0	10,529	8,531.8	30,340	Total	0.0	1,775	491.5	5,254

(a) Information about existing land uses obtained from the San Diego Association of Governments (SANDAG) and the City of Lemon Grove. Specific housing data obtained from the 1992 Lemon Grove Housing Element.

(b) Population based on 1994 estimates published by the California Department of Finance, which yields a household size of 2.79.

(c) Future dwelling unit and square footage projections are based on expected buildout (see Table 1).

(d) Future population based on 2.79 persons per dwelling unit.

(e) Mixed use refers to a mix of retail, office, apartment and condominium development within the same building or block.

(f) City presently contains no planned mixed use development, however a mixture of uses have evolved on some blocks scattered throughout the City.

EVALUATION OF ENVIRONMENTAL IMPACTS

The Initial Environmental Study is the preliminary analysis that the lead agency prepares in order to determine whether to prepare a Negative Declaration or an Environmental Impact Report. If the lead agency knows an EIR will be required, the Initial Environmental Study helps to identify the issues to analyze in the EIR. For the Lemon Grove General Plan, the City has determined that a Master EIR must be prepared and has elected to use the Initial Environmental Study to identify issues to address in the environmental document.

The Initial Environmental Study for the Lemon Grove General Plan utilizes the Environmental Checklist Form provided in Appendix I of the CEQA Guidelines. The checklist covers the broad spectrum of possible environmental impacts and contains spaces for indicating the significance of potential project impacts. The categories of significance include:

- No Impact
- Less Than Significant
- Potentially Significant Unless Mitigation Incorporated
- Potentially Significant Impact

The significance categories follow each item on the checklist. The completed checklist for the Lemon Grove General Plan is provided in the following pages. All answers take into account the whole action involved, including off-site as well as on-site, indirect as well as direct, and construction as well as operational impacts. An explanation for the selected significance category follows each item in *italicized* text.

No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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I. LAND USE AND PLANNING. Would the project:

- a) Conflict with general plan designation or zoning? ☐ ☐ ☐ ☒

The project consists of a General Plan Update and revision. Future revisions to the Zoning Ordinance and Zoning Map will be required to ensure consistency with the General Plan.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? ☐ ☐ ☐ ☒

The City of Lemon Grove has jurisdiction over the proposed General Plan. The General Plan is intended to locally implement applicable federal, state and regional policies, and subsequent projects would be subject to the policies of a variety of agencies. The potential impact related to other agencies' policies could be significant if all of the General Plan policies and programs are not implemented.

- c) Be incompatible with existing land use in the vicinity? ☐ ☐ ☐ ☒

Under the draft General Plan, development patterns on the perimeter of the City would not change. Therefore, no direct land use impacts to adjacent areas are anticipated. The General Plan identifies redevelopment in limited portions of the City. Construction and long-term operation of the new development may interfere with nearby established land uses.

- d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)? ☒ ☐ ☐ ☐

While the historic land use in Lemon Grove was citrus groves, today the city is built-out with residential and commercial uses. No agricultural resources or operations occur within Lemon Grove, with the exception of a garden nursery on Sweetwater Road. Closure of the nursery will be required to construct the SR-125 freeway, and will not be affected by long-term General Plan implementation. Lands in the vicinity of the City are also developed.

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| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The draft land use plan allows for continuation of almost all the residential communities in the City. The residential neighborhood north of Broadway and west of Lemon Grove Avenue is identified for commercial development and would be disrupted in the short-term and eventually displaced when the regional commercial is fully developed.

II. POPULATION AND HOUSING. Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The development potential of the draft General Plan is consistent with regional growth and population projections. The population and residential development resulting from buildout of the draft General Plan would be similar to the levels identified in regional growth projections.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Implementation of the draft General Plan would not result in substantial growth. The City is almost completely developed. Future development would consist of infill development or redevelopment. Moreover, the development potential of the draft General Plan is consistent with regional growth forecasts.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Under the draft General Plan, some existing residential areas north of Broadway and west of Lemon Grove Avenue are designated for commercial development. Some of this housing may be affordable to lower income groups and displacement could result from the planned commercial development.

No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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III. GEOLOGICAL PROBLEMS. Would the project result in or expose people to potential impacts involving:

a) Fault rupture?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No known active fault bisects Lemon Grove, and no Alquist-Priolo special study zone occurs within or adjacent to the City limits. The risk of hazards from fault ruptures is considered very low.

b) Seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Like most urban areas in southern California, Lemon Grove is subject to earthquakes and groundshaking. The nearest known active faults are the Rose Canyon and the Coronado Bank faults, located respectively eight and 14 miles west of the City. Development permitted by the General Plan would incrementally increase the number of people in the City that would be subject to ground shaking hazards.

c) Seismic ground failure, including liquefaction?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Lands within in Lemon Grove possess a low potential for seismic ground failure, including liquefaction.

d) Seiche, tsunami, or volcanic hazard?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The city is not located near a water body or volcano, and is therefore not subject to hazards related to seiches, tsunamis or volcanic activity.

e) Landslides or mudflows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No mapped landslides are present in the City. However, minor slope failures have occurred during heavy rain storms. Subsequent projects could be adversely affected.

f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The draft General Plan identifies some infill development and redevelopment which may require grading. Grading could result in erosion and unstable soil conditions.

	No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The draft General Plan identifies some infill development and redevelopment which may require grading. Improper grading and compaction could result in land subsidence.

h) Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Diablo-Las Flores soil association comprises most of the City, and exhibits high shrink-swell behavior. The draft General Plan identifies some infill development and redevelopment. Expansive soils could adversely affect this development.

i) Unique geologic or physical features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------	--------------------------	--------------------------

No unique geologic or physical features occur in the City.

IV. WATER. Would the project result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Lemon Grove is primarily developed and impervious surfaces already cover much of the City. Additional impervious surfaces could result from limited infill development. However, the draft General Plan emphasizes redevelopment of existing urbanized areas rather than infill development. Incremental expansion of impervious surfaces could impact local absorption rates, drainage patterns and surface runoff.

b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Flood zones delineated by the Federal Emergency Management Agency (FEMA) are located in two areas of the City. The major 100-year flood zone is located along Federal Boulevard, and industrial uses presently occupy this area. The other flood zone is located immediately west of Sweetwater Road, north of Blossom Lane. This area is primarily undeveloped but will become part of the right-of-way for the planned SR-125 freeway. The draft General Plan does not call for land use changes in either of these flood zones, and would therefore not increase potential hazards in the FEMA zones.

During heavy rain storms, localized flooding sometimes occurs outside of the FEMA zones due to drainage infrastructure inadequacies. Development identified in the General Plan may be impacted by localized flooding.

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| c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The infill development and redevelopment identified in the draft General Plan may cause increased level of pollutants in runoff (i.e., non-point source pollutants). None of the new development anticipated by the General Plan would discharge directly into surface waters (i.e., no point source pollutants).

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

As explained above, implementation of the draft General Plan may result in incremental expansion of impervious surfaces, which may incrementally increase runoff volumes. Runoff from Lemon Grove ultimately flows to the Pacific Ocean via Los Chollas Creek. The incremental increase would not impact the Pacific Ocean.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Changes in currents, or the course or direction of water movements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Surface water bodies within the City are limited to several seasonal streams. The development identified by the draft General Plan could impact these seasonal streams.

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| f) Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

Implementation of the draft General Plan and subsequent development projects would not involve groundwater extraction and would therefore not reduce groundwater quantities. In areas targeted for infill development or redevelopment, the topography is relatively flat and substantial cuts or excavations are not anticipated. The City is primarily built out and impervious surfaces have already reduced the natural groundwater recharge capabilities. While impervious surfaces may incrementally increase, the effect on existing recharge capabilities would be minimal. Lemon Grove is located within the San Diego Mesa Hydrological Area, and there are no existing or potentially beneficial groundwater uses in this Hydrologic Area.

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| g) Altered direction or rate of flow of groundwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Implementation of the draft General Plan and subsequent development projects would not involve groundwater extraction and would therefore not affect groundwater flow direction or rate.

- | | | | | |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Impacts to groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Subsequent projects under the draft General Plan might generate hazardous materials and non-point source water pollutants, thereby potentially impacting groundwater quality.

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Implementation of the draft General Plan and subsequent development projects would not involve groundwater extraction and therefore not reduce groundwater availability. Groundwater in the Hydrologic Unit is not used for public water supply.

V. AIR QUALITY. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Lemon Grove is located in the San Diego Air Basin, where ozone levels exceed state and federal standards. The incremental growth permitted under the draft General Plan would generate pollutants and contribute to this existing air quality violation. The land use plan identifies mixed use development near the trolley stations and bus routes to promote increased transit use in future years. In addition, the Mobility Element contains policies and programs to increase the use of transit, bicycling and walking and decrease driving.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Expose sensitive receptors to pollutants? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Sensitive receptors in Lemon Grove include people subject to respiratory distress, such as asthmatics, the elderly, children and the ill, and people involved in strenuous work and exercise. The draft General Plan identifies multiple-family development near the SR-94 and planned SR-125 freeways. However, elevated carbon monoxide levels are associated with congested intersections, not freeways.

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| c) Alter air movement, moisture, or temperature, or cause any change in climate? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The scale of development anticipated by the draft General Plan would not alter air movement, moisture, temperature or change the climate.

- | | | | | |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Residents of the planned Downtown Village could be impacted by objectionable odors from restaurants if appropriate construction and design methods are not implemented.

VI. TRANSPORTATION/CIRCULATION. Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The draft General Plan permits incremental infill development and redevelopment in limited parts of the City, particularly around Broadway. This development would generate additional vehicle trips with the potential for causing traffic congestion. The Mobility Element contains a circulation plan showing the roadway improvements which would reduce future congestion.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Increased traffic from subsequent projects could result in congestion, and impact intersection operations and movements, thereby creating hazards. The Mobility Element contains a circulation plan showing the roadway improvements which would reduce future congestion and potential traffic hazards.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Around Broadway, subsequent projects may require the consolidation of two or more properties. Emergency access or access to nearby uses could be affected without the implementation of appropriate measures.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Inadequate parking presently occurs in some of the older commercial areas. Without adequate parking provisions, infill development and redevelopment could aggravate existing parking deficiencies.

- e) Hazards or barriers for pedestrians or bicyclists? ☐ ☒ ☐ ☐

One of the overall goals of the draft General Plan is to enhance pedestrian and bicycle access in Lemon Grove. This goal is reflected in the land use plan, circulation plan, specific policies and implementation programs. Implementation of the draft General Plan would help to improve pedestrian and bicycle access.

- f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? ☒ ☐ ☐ ☐

Subsequent projects must conform to all adopted policies regarding alternative transportation. As described in preceding paragraphs, the implementation of the draft General Plan would help to enhance the use of transit, bicycle and pedestrian transportation.

- g) Rail, waterborne or air traffic impacts? ☒ ☐ ☐ ☐

Proposed land use designations and subsequent projects would not interfere with the operations of the Metropolitan Transportation Development Board trolley, and policies and programs in the draft General Plan would help to increase trolley ridership. No waterborne or air traffic operations are located within or near Lemon Grove, and therefore subsequent projects would not impact such traffic.

VII. BIOLOGICAL RESOURCES. Would the project result in impacts to:

- a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? ☐ ☐ ☐ ☒

The City is almost entirely developed, and most of the undeveloped lands have been disturbed by past agricultural activities and grading. Existing biological resources are limited to three areas with coastal sage scrub habitat totaling 0.7 acre, and two disturbed wetland areas also totaling 0.7 acre. Sensitive species observed in these habitats include the San Diego sunflower

No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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and coastal barrel cactus. Future redevelopment activities south of Federal Boulevard could impact coastal sage scrub and disturbed wetland habitat.

- b) Locally designated species (e.g. heritage trees)? ☒ ☐ ☐ ☐

The City of Lemon Grove has not designated any locally significant species. As a result, subsequent projects would not impact any locally designated species.

- c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)? ☒ ☐ ☐ ☐

As described above, the City is primarily developed and very little natural habitat remains. The City of Lemon Grove has not designated any locally significant natural communities. As a result, subsequent projects would not impact any locally designated natural communities.

- d) Wetland habitat (e.g. marsh, riparian and vernal pool)? ☐ ☐ ☒ ☐

Disturbed wetland habitat occupies 0.7 acres of the City. Some of the disturbed wetland habitat south of Federal Boulevard may be impacted by future redevelopment activities.

- e) Wildlife dispersal or mitigation corridors? ☒ ☐ ☐ ☐

The City along with the surrounding areas are primarily developed and very little natural habitat remains. No significant wildlife dispersal or mitigation corridors occur, and thus subsequent projects would not impact such corridors.

VIII. ENERGY AND MINERAL RESOURCES. Would the project:

- a) Conflict with adopted energy conservation plans? ☒ ☐ ☐ ☐

The Conservation and Recreation Element contains policies and programs to help increase energy conservation and implement regional conservation goals.

- b) Use non-renewable resources in a wasteful and inefficient manner? ☐ ☐ ☐ ☒

No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Subsequent projects would increase the amount of energy used within the City.

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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

No known mineral resource with current value or future value occurs in Lemon Grove. Implementation of the draft General Plan would consequently not result in the loss of availability of a known mineral resource of future value to the region or state.

IX. HAZARDS. Would the project involve:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Subsequent projects may require the use of hazardous substances, therefore increasing the risk of accidental explosion or environmental contamination. This potential impact could be reduced through conformance with existing regulatory requirements.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

The draft General Plan acknowledges the City's emergency response and evacuation plan, and provides for periodic review and update of the plan, thereby limiting impacts.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Implementation of the draft General Plan would incrementally increase the number of people in the City subject to public health and safety hazards. In addition, new hazards related to fire, hazardous materials and crime could result from subsequent projects. The Safety Element provides policies and programs to reduce the creation of any new hazards.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Exposure of people to existing sources of potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Implementation of the draft General Plan would incrementally increase the number of people in the City subject to existing hazards. The Safety Element provides policies and programs to reduce public safety and health risks.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The infill development and redevelopment would not increase fire hazards related to brush, grass or trees.

X. NOISE. Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Subsequent projects might result in increased traffic within the City which would cause existing noise levels to increase.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The draft General Plan identifies a mix of residential, commercial and office uses in the Downtown Village. Apartment and condominium development is also designated near the SR-94 and SR-125 freeways. Future residents in these areas may be exposed to unacceptable noise levels.

XI. PUBLIC SERVICES. Would the project have an effect upon, or result in a need for new or altered government services in any of the following areas:

- | | | | | |
|---------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The draft General Plan would increase development in specific areas of the City and the demand for fire protection services would consequently increase.

- | | | | | |
|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The draft General Plan would increase development in specific areas of the City, and the demand for police protection services would consequently increase.

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| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>The Lemon Grove School District and the Grossmont Union High School District presently operate above capacity. Additional development in the City would generate new students requiring school services and further taxing existing educational facilities.</i> | | | | |
| d) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>Additional City maintenance services would be needed with implementation of the General Plan. Additional traffic from subsequent projects would require increased road maintenance, and the planned civic center would also require new maintenance services.</i> | | | | |
| e) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>The demand for other governmental services - particularly library services - would increase with implementation of the draft General Plan due to increased residential development.</i> | | | | |

XII. UTILITIES AND SERVICES SYSTEMS. Would the project result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>Electrical and natural gas service is provided by San Diego Gas & Electric (SDG&E). The existing power infrastructure in the City is adequate to serve the present demand, and SDG&E has indicated that anticipated infill development and redevelopment project can be accommodated.</i> | | | | |
| b) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>Pacific Bell provides telephone service to Lemon Grove and has indicated that the infrastructure is adequate to serve the anticipated growth in Lemon Grove for at least the next six years. Future infrastructure improvements may be needed for subsequent projects. Cox Communications provides cable service and has indicated that the existing cable infrastructure can accommodate new infill development and redevelopment.</i> | | | | |
| c) Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Helix Water District provides water service to Lemon Grove. The district has a ten-year program identifying the improvements needed to accommodate the water service demand from new development. Localized improvements may be necessary for subsequent projects.

- d) Sewer or septic tanks? ☐ ☐ ☐ ☒

Sewer service is provided by the Lemon Grove Sanitation District, which is staffed by the City. The system is adequate to accommodate existing demand with the exception of the trunk within Federal Boulevard. Some lines are deteriorated and in need of renovation and future development may aggravate this condition.

- e) Storm water drainage? ☐ ☐ ☐ ☒

Subsequent development projects could incrementally expand impervious surfaces, increasing the volume of runoff. This could exacerbate existing drainage problems.

- f) Solid waste disposal? ☐ ☐ ☐ ☒

Subsequent projects and incremental population growth from the draft General Plan implementation could increase the amount of solid waste generated by the City. In addition to requiring expanded collection services, greater amounts of landfill space would be required for disposal.

- g) Local or regional water supplies? ☐ ☐ ☐ ☒

Lemon Grove is located in a semi-arid area with few local water resources. About 90 percent of the water consumed in the City is imported from other areas. Subsequent projects and incremental population growth in Lemon Grove would increase local water consumption rates.

XIII. AESTHETICS. Would the project:

- a) Affect a scenic vista or scenic highway? ☐ ☒ ☐ ☐

Views of the surrounding mountains primarily comprise the scenic vistas enjoyed by the public. Given the limited distribution of planned infill development and redevelopment, only limited impacts, if any, to public views would occur. No designated scenic highway crosses the City.

- b) Have a demonstrable negative aesthetic effect? ☐ ☐ ☐ ☒

			Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
No Impact	Less than Significant Impact			

Subsequent projects under the draft General Plan may change the visual character of some areas. Areas targeted for redevelopment presently exhibit blight, and future projects would improve the aesthetic character. Design and landscaping measures would be required to ensure that subsequent projects enhance the visual quality and character of the City.

- c) Create light or glare? ☐ ☐ ☐ ☒

The draft General Plan identifies a mix of residential, commercial and office uses in the Downtown Village. Future village residents may be impacted by light and glare from non-residential development. Other infill development and redevelopment projects might produce light that impacts adjacent neighborhoods unless appropriate precautions are taken.

XIV. CULTURAL RESOURCES. Would the project:

- a) Disturb paleontological resources? ☐ ☐ ☐ ☒

Significant fossils have been found in the Mission Valley and San Diego geologic formations near and within Lemon Grove. While the potential for intact fossils was originally high in large parts of the City, the potential has been somewhat decreased by prior development and grading. Subsequent projects may require substantial grading in fossil-bearing formations and could disturb significant paleontologic resources.

- b) Disturb archaeological resources? ☐ ☐ ☐ ☒

Several prehistoric sites have been identified within Lemon Grove. Only one has been tested and determined not to be significant. Due to past agricultural and development activities, original sites have been disturbed. Prehistoric sites may still exist under development where no grading or landform alteration occurred. Redevelopment of these sites may impact potential prehistoric sites. Infill development may also impact potential prehistoric sites.

- c) Affect historical resources? ☐ ☐ ☐ ☒

The Lemon Grove community has a rich history that distinguishes it from some of the communities more recently developed in San Diego County. A comprehensive survey of historic properties has not been conducted. Without a comprehensive survey of historic properties, potentially significant properties may be inadvertently impacted by new development. The Conservation and Recreation Element emphasizes preservation of the City's history for future generations and establishes policies and programs towards this end.

- d) Have the potential to cause a physical change which would affect unique ethnic cultural values? ☐ ☐ ☐ ☒

No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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The draft General Plan preserves the historic land use patterns in the City, and emphasizes enhancement of the historic city center through the Downtown Village and Civic Center concepts. Policies and programs in the draft General Plan emphasize preserving unique ethnic values, equal opportunities for personal growth and participating in community life, and enhancing community relations. As discussed above in Section II, the older residential neighborhood north of Broadway and west of Lemon Grove Avenue is designated for commercial uses and the existing community would be impacted. This community has been established in this area for many years and may have unique characteristics.

- e) Restrict existing religious or sacred uses within the potential impact area? ☒ ☐ ☐ ☐

The draft General Plan or subsequent projects would not increase restrictions on churches in the City.

XV. RECREATION. Would the project:

- a) Increase the demand for neighborhood or regional parks or other recreational facilities? ☐ ☐ ☐ ☒

Implementation of the draft General Plan would result in incremental population growth. Increased demand for parks and recreational facilities would be associated with the population growth. The Conservation and Recreation Element contains policies and programs to ensure meeting the community's recreation needs.

- b) Affect existing recreational opportunities? ☐ ☐ ☐ ☒

Existing recreational programs and opportunities would be also be affected by General Plan implementation and incremental population growth. The Conservation and Recreation Element contains policies and programs to ensure meeting the community's recreational needs.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate ☐ ☐ ☐ ☒

No Impact	Less than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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important examples of the major periods of California history or prehistory?

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in the previous section.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Population | <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Geological Problems | <input checked="" type="checkbox"/> Energy and Mineral Resources | <input checked="" type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Recreation |
| | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

On the basis of this initial evaluation:

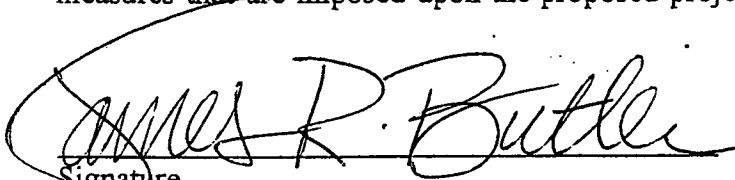
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☒

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. ☐


Signature

October 27, 1995
Date

James R. Butler
Printed Name

City of Lemon Grove
For



County of San Diego

DEC -8 PM 2:54

TOM GARIBAY
DIRECTOR
(619) 694-2212
FAX: (619) 268-0461
LOCATION CODE S50

DEPARTMENT OF PUBLIC WORKS

5555 OVERLAND AVE, SAN DIEGO, CALIFORNIA 92123-1295

COUNTY ENGINEER
COUNTY AIRPORTS
COUNTY ROAD COMMISSIONER
TRANSIT SERVICES
COUNTY SURVEYOR
FLOOD CONTROL
WASTEWATER MANAGEMENT
SOLID WASTE

December 1, 1995

Mr. James R. Butler
Community Development Director
City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, CA 91945

Dear Mr. Butler:

NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LEMON GROVE GENERAL PLAN

The County Department of Public Works (DPW) has reviewed the Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the above referenced project, dated October 25, 1995, and received on November 1, 1995. DPW does not wish to comment at this time. However, DPW requests that your agency provide two copies of the Draft EIR when it is distributed for public review. Please send the two copies of the DEIR to:

County of San Diego
Department of Public Works (MS 0385)
5555 Overland Avenue
San Diego, CA, 92123
Attention: Dirk D. Smith

If you have any questions, please call Dirk D. Smith of the Environmental Services Unit at (619) 495-5679.

Very truly yours,

DAVID S. SOLOMON
Deputy Director

DSS:DDS:cks



San Diego County Water Authority

A Public Agency
3211 Fifth Avenue • San Diego, California 92103-5718
(619) 682-4100 FAX (619) 297-8511

November 30, 1995

Mr. James Butler, Community Development Director
City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

Dear Mr. Butler:

Notice of Preparation Draft Environmental Impact Report Lemon Grove General Plan

We have reviewed the Notice of Preparation for the above project and have the following response:

The analysis of water services should include a discussion of the present and future conditions with respect to the regional water supply and the effect of any proposed land use changes. The local analysis of water services should contain water conservation requirements including the use of low-flow fixtures, Xeriscape landscaping techniques, and a discussion of potential innovative uses of reclaimed water in addition to irrigation. Uses of reclaimed water could also include water for flushing toilets and urinals in non-residential buildings (e.g., restrooms in parks, schools and commercial buildings). The plan could include requirements or incentives for the design and installation of reclaimed water supply lines within the future developments.

If you have any questions about water conservation measures, information can be obtained by contacting Bill Jacoby of the Water Resources Conservation Section at 682-4156. For information on the Authority's water reclamation policies and programs, please call Chris Reilly of the Water Reclamation Department at 682-4122.

Sincerely,

Larry Purcell

Water Resources Planning Manager

cc: Bill Jacoby
Chris Reilly

GAH/MVT/mvt
H:\WORD6\CORRESPO\AGENCY\LMNGRVGP.DOC
11/30/95

MEMBER AGENCIES

CITIES
• Del Mar • Escondido • National City
• Oceanside • Poway • San Diego

COUNTY
• San Diego
(ex officio)

IRRIGATION DISTRICTS
• Santa Fe • South Bay
• Vista

PUBLIC UTILITY DISTRICT
• Fallbrook

WATER DISTRICTS
• Helix • Otay
• San Dieguito
• Vallejitas

FEDERAL AGENCY
• Pendleton Military Reservation

MUNICIPAL WATER DISTRICTS
• Carlsbad • Ramona
• Olivenhain • Rincon de San Diego
• Pease Dam • Valley Center
• Rainbow • Vista



San Diego County Archaeological Society

Environmental Review Committee

November 18, 1995

To: Mr. James R. Butler
Community Development Director
City of Lemon Grove
3232 Main Street
Lemon Grove, California 91945

Subject: Notice of Preparation of a Draft Environmental Impact Report
Lemon Grove General Plan


Dear Mr. Butler:

Thank you for the subject Notice of Preparation, received by this Society last month.

We are pleased to note the inclusion of cultural resources in the list of issues to be addressed in the DEIR for this project. We look forward to the opportunity to review the DEIR and its cultural resources technical report(s) when the public review period begins.

The San Diego County Archaeological Society appreciates being included in the City's environmental review process for this project.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
file

DEPARTMENT OF FISH AND GAME

330 Golden Shore, Suite 50

Long Beach, California 90802

(310) 590-5113

95 NOV 30 PM 4:32



November 21, 1995

Mr. James Butler
City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, California 91945

Dear Mr. Butler:

**Notice of Preparation of Draft Environmental Impact Report
Lemon Grove General Plan
San Diego County**

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the draft Environmental Impact Report:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.
 - a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).
 - b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.
 - c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, §15380).

Mr. James Butler
November 21, 1995
Page Two

- d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.
 - a. CEQA Guidelines, §15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.
 - c. A cumulative effects analysis should be developed as described under CEQA Guidelines, §15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - d. The document should include an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under §2800-§2840 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program, is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the County ensure that the development of this and other proposed projects do not preclude long-term preserve planning options and that projects conform with other requirements of the NCCP program. Jurisdictions participating in the NCCP should assess specific projects for consistency with the NCCP Conservation

Mr. James Butler
November 21, 1995
Page Three

Guidelines. Additionally, the jurisdictions should quantify and qualify: 1) the amount of coastal sage scrub within their boundaries; 2) the acreage of coastal sage scrub habitat removed by individual projects; and 3) any acreage set aside for mitigation. This information should be kept in an updated ledger system. These issues must be addressed in an Environmental Impact Report per CEQA Guidelines, §15065 and §15380.

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
 - a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat elsewhere should be addressed.
 - b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).
 - c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
4. If the project has the potential to adversely affect species of plants or animals listed under the California Endangered Species Act (CESA), either during construction or over the life of the project, a CESA-Memorandum of Understanding (CESA-MOU) must be obtained under §2081 of the Fish and Game Code. CESA-MOU's are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA-MOU.

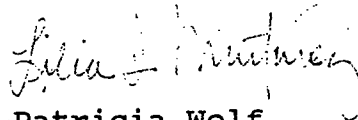
Mr. James Butler.
November 21, 1995
Page Four

- a. Biological mitigation proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA-MOU.
 - b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.
- a. The Department has direct authority under Fish and Game Code §1600 et. seq. in regard to any proposed activity which would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any river, stream, or lake. Departmental jurisdiction under §1600 et. seq. applies to all lands within the 100-year floodplain. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.
 - b. A discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or urban pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts must be included.

The Department holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our regional office at (310) 590-5137.

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Randy Botta, Wildlife Biologist, at (619) 675-0124.

Sincerely,



Patricia Wolf
Acting Regional Manager

Attachments

cc: See Attached List

Mr. James Butler
November 21, 1995
Page Five

cc: Mr. Randy Botta
Department of Fish and Game
San Diego, California

Mr. Tim Dillingham
Department of Fish and Game
San Diego, California

Mr. Jim Dice
Department of Fish and Game
Borrego Springs, California

Mr. Terry Foreman
Department of Fish and Game
San Diego, California

Ms. Terri Stewart
Department of Fish and Game
San Diego, California

Ms. Terri Dickerson
Department of Fish and Game
Laguna Hills, California

U.S. Fish and Wildlife Service
Carlsbad, California

U.S. Army Corps of Engineers
Los Angeles, California

State of California
THE RESOURCES AGENCY
Department of Fish and Game
May 4, 1984

GUIDELINES FOR ASSESSING THE EFFECTS OF PROPOSED
DEVELOPMENTS ON RARE AND ENDANGERED PLANTS AND PLANT COMMUNITIES

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted and what information should be contained in the survey report.

1. Botanical surveys that are conducted to determine the environmental effects of a proposed development should be directed to all rare and endangered plants and plant communities. Rare and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare and/or endangered under the following definitions.

A species, subspecies or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare plant communities are those communities that are of highly limited distribution. These communities may or may not contain rare or endangered species. The most current version of the California Natural Diversity Data Base's Outline of Terrestrial Communities in California may be used as a guide to the names of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or the extent that, rare plants will be affected by a proposed project when:
 - a. Based on an initial biological assessment, it appears that the project may damage potential rare plant habitat;
 - b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking; or
 - c. No initial biological assessment has been conducted and it is unknown whether or not rare plants or their habitat exist on the site.
3. Potential consultants should be selected on the basis of possession of the following qualifications (in order of importance):
 - a. Experience as a botanical field investigator with experience in field sampling design and field methods;
 - b. Taxonomic experience and a knowledge of plant ecology;
 - c. Familiarity with the plants of the area, including rare species; and
 - d. Familiarity with the appropriate state and federal statutes related to rare plants and plant collecting.
4. Field surveys should be conducted in a manner that will locate any rare or endangered species that may be present. Specifically, rare or endangered plant surveys should be:
 - a. Conducted at the proper time of year when rare or endangered species are both "evident" and identifiable. Field surveys should be scheduled (1) to coincide with known flowering periods, and/or (2) during periods of phenological development that are necessary to identify the plant species of concern.

- b. Floristic in nature. "Predictive surveys" (which predict the occurrence of rare species based on the occurrence of habitat or other physical features rather than actual field inspection) should be reserved for ecological studies, not for impact assessment. Every species noted in the field should be identified to the extent necessary to determine whether it is rare or endangered.
 - c. Conducted in a manner that is consistent with conservation ethics. Collections of rare or suspected rare species (voucher specimens) should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit regulations. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.
 - d. Conducted using systematic field techniques in all habitats of the site to ensure a reasonably thorough coverage of potential impact areas.
 - e. Well documented. When a rare or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form should be completed and submitted to the Natural Diversity Data Base.
5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations, EIR's and EIS's, and should contain the following information:
- a. Project description, including a detailed map of the project location and study area.
 - b. A written description of biological setting referencing the community nomenclature used and a vegetation map.
 - c. Detailed description of survey methodology.
 - d. Dates of field surveys.
 - e. Results of survey (including detailed maps).
 - f. An assessment of potential impacts.
 - g. Discussion of the importance of rare plant populations with consideration of nearby populations and total species distribution.
 - h. Recommended mitigation measures to reduce or avoid impacts.
 - i. List of all species identified.
 - j. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
 - k. Name of field investigator(s).
 - l. References cited, persons contacted, herbaria visited, and disposition of voucher specimens.

ATTACHMENT 2

Sensitivity of Top Priority Rare Natural Communities in Southern California*

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.- Less than 6 known locations and/or on less than 2,000 acres of habitat remaining
- S2.- Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining
- S3.- Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

Rank

Community Name

S1.1	Mojave Riparian Forest	Southern Dune Scrub
	Sonoran Cottonwood Willow Riparian	Southern Coastal Bluff Scrub
	Mesquite Bosque	Maritime Succulent Scrub
	Elephant Tree Woodland	Riversidean Alluvial Fan Sage Scrub
	Crucifixion Thorn Woodland	Southern Maritime Chaparral
	Allthorn Woodland	Valley Needlegrass Grassland
	Arizonan Woodland	Great Basin Grassland
	Southern California Walnut Forest	Mojave Desert Grassland
	Mainland Cherry Forest	Pebble Plains
	Southern Bishop Pine Forest	Southern Sedge Bog
	Torrey Pine Forest	Cismontane Alkali Marsh
	Desert Mountain White Fir Forest	

Sensitivity Rankings (Cont.)

Community Name

- S1.2 Southern Foredunes
Mono Pumice Flat
Southern Interior Basalt Fl. Vernal Pool
- S2.1 Venturan Coastal Sage Scrub
Diegan Coastal Sage Scrub
Riversidean Upland Coastal Sage Scrub
Riversidean Desert Sage Scrub
Sagebrush Steppe
Desert Sink Scrub
Mafic Southern Mixed Chaparrel
San Diego Mesa Hardpan Vernal P.
San Diego Mesa Claypan Vernal P.
Alkali Meadow
Southern Coastal Salt Marsh
Coastal Brackish Marsh
Transmontane Alkali Marsh
- Coastal and Valley Freshwater Marsh
S. Arroya Willow Riparian Forest
Southern Willow Scrub

Modoc-G.Bas. Cottonwood Willow Rip.
Modoc-Great Basin Riparian Scrub
Mojave Desert Wash Scrub
Engelmann Oak Woodland
Open Engelmann Oak Woodland
Closed Engelmann Oak Woodland
Island Oak Woodland
California Walnut Woodland
Island Ironwood Forest
Island Cherry Forest
S. Interior Cypress Forest
Bigcone Spruce-Canyon Oak Forest
- S2.2 Active Coastal Dunes
Active Desert Dunes
Stab. and Part. Stab. Desert Dunes
Stab. and Part. Stab. Desert Sandfield
Mojave Mixed Steppe
Transmontane Freshwater Marsh
Coulter Pine Forest
S. California Fellfield
White Mountains Fellfield
- S2.3 Bristlecone Pine Forest
Limber Pine Forest

ELEMENT RANKING

GLOBAL RANKING

The global rank (G-rank) is a reflection of the overall condition of an element throughout its global range.

SPECIES LEVEL

- G1 = Less than 8 viable EOs OR less than 1000 individuals OR less than 2000 acres.
G2 = 8-20 EOs OR 1000-3000 individuals OR 2000-10,000 acres.
G3 = 21-100 EOs OR 3000-10,000 individuals OR 10,000-50,000 acres
G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat.
G5 = Population demonstrably secure to ineradicable due to being commonly found in the world.

SUBSPECIES LEVEL

Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies.

For example: *Chorizanthe robusta* var. *hartwegii*.

This plant is ranked G2T1. The G-rank refers to the whole species range of *Chorizanthe robusta*. The T-rank refers only to the global condition of var. *hartwegii*.

STATE RANKING

The state rank is assigned much the same way as the global rank, except state ranks in California often also contain a threat number attached to the S-rank.

Less than 8 EOs OR less than 1000 individuals OR less than 2000 acres
= S1:

- S1.1 = very threatened
S1.2 = threatened
S1.3 = no current threats known

8-20 EOs OR 1000-3000 individuals OR 2000-10,000 acres
= S2:

- S2.1 = very threatened
S2.2 = threatened
S2.3 = no current threats known

21-100 EOs OR 3000-10,000 individuals OR 10,000-50,000 acres
= S3:

- S3.1 = very threatened
S3.2 = threatened
S3.3 = no current threats known

S4 = Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; there is some threat, or somewhat narrow habitat. NO THREAT NUMBER.

S5 = Demonstrably secure to ineradicable in California. NO THREAT NUMBER.

Notes:

Uncertainty about the rank of an element is expressed in two major ways:

By expressing the rank as a range of values: i.e. S2S3 means the rank is something between S2 and S3.

By adding a "?" to the rank:
i.e. S2? This represents more certainty than S2S3.

Other symbols:

- GH All sites are historical; the element has not been seen for at least 20 years but suitable habitat still exists (SH = All California sites are historical).
GX All sites are extirpated; this element is extinct in the wild (SX = All California sites are extirpated).
GXC Extinct in the wild; exists in cultivation.
G1Q The element is very rare, but there is a taxonomic question associated with it.

Top Priority Rare Natural Communities
From Region Five

Code Number	Location ¹	Few Records	Name
S1.1 Rank:			
21330	Cis		Southern Dune Scrub
31200	Cis		Southern Coastal Bluff Scrub
32400	Cis		Maritime Succulent Scrub
32720	Cis		Riversidean Alluvial Fan Sage Scrub
37030	Cis	Y	Southern Maritime Chaparral
42110	Cis		Valley Needlegrass Grassland
43000	Des	Y	Great Basin Grassland
43777	Des	Y	Mojave Desert Grassland
47000	Cis		Pebble Plains
51177	Cis	Y	Southern Sedge Bog
52310	Cis		Transmontane Alkali Marsh
61700	Des		Mojave Riparian Forest
61810	Des		Sonoran Cottonwood Willow Riparian
61820	Des		Mesquite Bosque
75100	Des	Y	Elephant Tree Woodland
75200	Des	Y	Crucifixion Thorn Woodland
75300	Des	Y	Althorn Woodland
75400	Des	Y	Arizonan Woodland
81600	Cis		Southern California Walnut Forest
81820	Cis	Y	Mainland Cherry Forest
83122	Cis	Y	Southern Bishop Pine Forest
83140	Cis		Torrey Pine Forest
85330	Des	Y	Desert Mountain White Fir Forest

S 1.2 Rank:

21230	Cis		Southern Foredunes
35410	Des		Mono Pumice Flat
44310	Cis		Southern Interior Basalt Fl. Vernal Pool

S2.1 Rank:

32300	Cis	Y	Venturan Coastal Sage Scrub
32500	Cis		Diegan Coastal Sage Scrub
32710	Cis	Y	Riversidian Upland Coastal Sage Scr.
32730	Cis	Y	Riversidean Desert Sage Scrub
35300	Des	Y	Sagebrush Steppe
36120	Des	Y	Desert Sink Scrub
37122	Cis	Y	Mafic Southern Mixed Chaparral
44321	Cis		San Diego Mesa Hardpan Vernal P.
44322	Cis		San Diego Mesa Claypan Vernal P.
45310	Des		Alkali Meadow
52120	Cis		Southern Coastal Salt Marsh
52320	Cis		Coastal Brackish Marsh
52410	Des		Transmontane Alkali Marsh

¹ coded as either cis (for cismontane) or des (for desert)

Code Number	Location ¹	Few Records	Name
52410	Cis		Coastal and Valley Freshwater Marsh
81320	Cis		S. Arroyo Willow Riparian Forest
83320	Cis		Southern Willow Scrub
81810	Des		Modoc-G Bas. Cottonwood Willow Rip.
83500	Des	Y	Modoc-Great Basin Riparian Scrub
83700	Des	Y	Mojave Desert Wash Scrub
71180	Cis	Y	Engelmann Oak Woodland
71181	Cis	Y	Open Engelmann Oak Woodland
71182	Cis	Y	Closed Engelmann Oak Woodland
71190	Cis	Y	Island Oak Woodland
71210	Cis		California Walnut Woodland
81700	Cis	Y	Island Ironwood Forest
81810	Cis		Island Cherry Forest
83230	Cis		S. Interior Cypress Forest
84150	Cis	Y	Bigcone Spruce-Canyon Oak Forest

S2.2 Rank:

21100	Cis	Y	Active Coastal Dunes
22100	Des		Active Desert Dunes
22200	Des		Stab. and Part. Stab. Desert Dunes
22300	Des	Y	Stab. and Part. Stab. Desert Sandfield
34220	Des	Y	Mojave Mixed Steppe
52420	Des	Y	Transmontane Freshwater Marsh
84140	Cis	Y	Coulter Pine Forest
91130	Cis	Y	S. California Fallfield
91140	Des	Y	White Mountains Fallfield

S2.3 Rank:

85400	Des		Bristlecone Pine Forest
86700	Des	Y	Limber Pine Forest

¹ coded as either cis (for cismontane) or des (for desert)

DEPARTMENT OF TRANSPORTATION

DISTRICT 11, P.O. BOX 85406, SAN DIEGO, 92186-5406
(619) 688-6424 TDD Number
(619) 688-6002



95 NOV 20 PM 3: 09

November 15, 1995

11-SD-125
13.22

Mr. James Butler
City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, CA 91945

Dear Mr. Butler:

NOP for the Lemon Grove General Plan - SCH 95101066

Caltrans District 11 comments are as follows:

- The impact of generated traffic on State facilities should be assessed in a Traffic Study.
- Caltrans supports the concept of "fair share contributions" on the part of developers toward present and future mitigation within the State Route 94 and 125 corridors.

Our contact person for Traffic Operations is Fred Yazdan, (619) 688-6881. For SR-125 our contact person is Pam Klos, Design Manager, (619) 688-6134.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Dillon", written over a horizontal line.

BILL DILLON, Chief
Planning Studies Branch

BD/LS:vc

1255 Imperial Avenue, Suite 1000
San Diego, CA 92101-7490
(619) 231-1466
FAX (619) 234-3407

55 NOV 20 PM 3:09

November 16, 1995

SRTP 820.10 (PC 220)

Mr. James Butler
Community Development Director
City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

Dear Mr. Butler:

Subject: NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

Thank you for sending us a copy of the notice of preparation for a draft environmental impact report (EIR) for the city of Lemon Grove General Plan update. We have appreciated the attention given to transit and transit-oriented development issues throughout the plan update process.

To further enhance the transit supportive elements of the plan, we recommend that you designate the Massachusetts Avenue Trolley Station as "Mixed Use" rather than as "Transportation." The mixed use designation would leave open the potential for a joint development project on the site. Such a project would still have to provide the needed parking for transit patrons, but could also contain active uses that would increase transit ridership and serve the community.

We also suggest that you identify the proposals for mixed use development near the trolley stations, and other policies proposed to increase transit ridership, as potential mitigation measures for traffic congestion and parking impacts.

If you have any questions, I can be reached at 557-4533.

Sincerely,

Nancy S. Bragado
Nancy S. Bragado
MTDB Planning Liaison

NSB:nsb:jy
L-BUTLER.NSB

cc: Bill Lieberman, MTDB
Jack Limber, MTDB
Bob Robenhymer, MTDB
Elliot Hurwitz, MTDB



Helix Water District

8111 University Avenue / P.O. Box 518
La Mesa, CA 91944-0518

(619) 466-0585
FAX (619) 466-1823

November 13, 1995

Mr. James Butler, Director
City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, CA 91945

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the
Lemon Grove General Plan Update

Dear Mr. Butler:

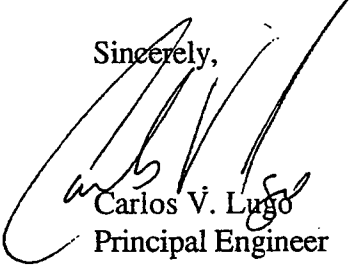
The District has reviewed the Notice of Preparation of the Draft EIR Report for the Lemon Grove General Plan Update.

A copy of our response, dated March 14, 1994, to a request for District's comments from Letteri-McIntyre & Associates, Inc., is enclosed.

Helix has no objections in general to the proposed General Plan Update, however, a more detailed review will be required to determine the existing water system's capability to meet future demands resulting from the proposed update.

Helix Water District appreciates the opportunity to respond to your request and if I can be of any assistance, please do not hesitate to contact Kareem Elhams at 466-0585.

Sincerely,


Carlos V. Lugo
Principal Engineer

CVL:KE:mj

Enclosure

C:\MYRANKAREM\RTL\G.WPD

November 15, 1995

**Elected Board
of Directors:**
Harold W. Ball
President

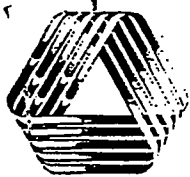
H. Warren Buckner
Vice President
Barbara J. Barber
Dr. Lillian M. Childs
James J. Lewanski PF

Staff:
Robert D. Friedgen
General Manager
District Engineer

Donald R. Kaiser
Chief Engineer
Donald J. Kuhl
Treasurer
Adm. Manager

Lynn E. Young
Board Secretary

Legal Counsel:
Scott C. Smith



Helix Water District

Karem

8111 University Avenue / P.O. Box 518
La Mesa, CA 91944-0518

(619) 466-0585
FAX (619) 466-1823

March 14, 1995

Ms. Joan Isaacson
Lettieri-McIntyre & Associates, Inc.
1551 Fourth Avenue, Suite 430
San Diego, CA 92101

SUBJECT: Lemon Grove General Plan - Water Service

Dear Ms. Isaacson:

In response to your facsimile request of February 28, 1995, for the District's comment regarding the above subject project, we are providing the following:

- Helix began providing water service to the City of Lemon Grove in the early 1950's. The District's water supply is obtained primarily from the San Diego County Water Authority (SDCWA). Approximately 90% of the water supply is obtained from the SDCWA, the remaining 10% is obtained from local runoff.
- The City is part of Helix's La Mesa, Lemon Grove and Spring Valley gravity distribution system. The system use is approximately 2.33 mgd. Water is distributed to the City through a system of transmission and distribution lines ranging in size from 6" to 27". The main component of the City's water system is the 3.99 mg storage tank and the 27" transmission line. (See attached map for location of facilities.)
- Water is treated at the District's R.M. Levy Water Treatment Plant. The current capacity of the Plant is 80 mgd. The District has plans to possibly expand the plant to 106 mgd. Adequate capacity to meet the current demands of the City is expected to be available.
- The City's distribution system was constructed in the early 1950's. Overall, the District's facilities are in good condition. The District has an ongoing pipeline replacement program under which older deteriorated facilities are replaced as needed. As development occurs, specific deficiencies may be identified that will require replacement of existing facilities and/or installation of new facilities. These can not be identified until specific project plans are submitted for our review and approval.

**Elected Board
of Directors:**
Harold W. Ball
President

H. Warren Buckner
Vice President
Barbara J. Barber
Dr. Lillian M. Childs
James J. Lewandowski, PE

Staff:
Robert D. Friedgen
General Manager
District Engineer

Donald R. Kaiser
Chief Engineer
Donald J. Kuhl
Treasurer
Adm. Manager

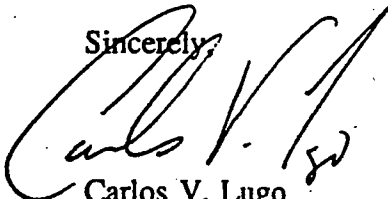
Lynn E. Young
Board Secretary

Legal Counsel:
Scott C. Smith

- The District maintains and updates a 10-year capital improvement program to meet the District's short and long term needs. Scheduling of these improvements are based on need and availability of funding. Expenditures for the maintenance and expansion of the District's facilities are submitted annually to our Board of Directors for review and approval.
- Maintenance and capital improvements are funded by water sale revenues. All water facility improvements associated with new private development, are paid for by the owner/developer, and then granted to the District for operation and maintenance.
- For new developments that require extension or improvement of water facilities, the District prepares a water main estimate for the developer outlining requirements and District costs associated with the construction and installation of the water facilities. The owner/developer must provide bonding for the proposed facilities and pay all District costs associated with the development. The District also collects the County Water Authority capacity charge for each new meter installation, and Helix's water meter fees. (See attached fee schedule.)
- Attached is the District's summary of water conservation programs for your use. Please contact the District's Public Education Department for any questions pertaining to this program.

If you have any questions, please do not hesitate to contact me or Karem Elhams at 466-0585.

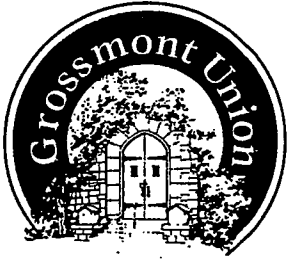
Sincerely,



Carlos V. Lugo
Principal Engineer

CVL:KE:mj
Enclosures

c: M. Brown, HWD
K. Elhams, HWD
City of Lemon Grove



High School District

COMMITTED TO EXCELLENCE
S I N C E 1 9 2 0

95 NOV 15 PM 1:07

• GOVERNING BOARD MEMBERS

MICHAEL HARRELSON
KEVIN M. LACHAPELLE
JUNE M. MOTT
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ADA REEP

• SUPERINTENDENT

JO ANN SMITH

November 13, 1995

James R. Butler
Community Development Director
City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

Subject: Draft Environmental Impact Report (DEIR)

Dear Mr. Butler:

Thank you for the opportunity to respond to this DEIR. The changes proposed for the Lemon Grove General Plan lie within the 1995/96 attendance boundaries of Mount Miguel High School located at 1800 Sweetwater Road, Spring Valley, CA 91977-3822. The enrollment of this high school is 2046 and the current capacity is 2083.

The Grossmont Union High School District's projected enrollment for 1995/1996 and succeeding years for its ten comprehensive high schools will exceed the desired assignment level. This assignment level represents the level at which the district can provide its standard instructional program of six periods per day per student without extended day scheduling. New building developments may impact this situation.

The Grossmont Union High School District has a developer fee assessment policy. The current level of assessment is \$.65 per square foot for residential and \$.11 per square foot for industrial or commercial projects. These fees are collected at the time of building permit issuance.

Receipt of the above payment will assist the Grossmont Union High School District in providing adequate public school services and facilities concurrent with need. This may be done through the construction of new facilities or the modification of existing facilities. In some cases, school boundary changes will be the means of providing adequate services and facilities.

Sincerely,


Linda L. Robinson
Director, Facilities



1600 Pacific Highway • Room 452
San Diego, CA 92101 • (619) 531-5400

San Diego Local Agency Formation Commission

Chairwoman

Dr. Linell Fromm
Public Member

November 7, 1995

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County Board of
Supervisors

Dianne Jacob
County Board of
Supervisors

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Santee

Harry Mathis
Councilmember, City of
San Diego

Dr. Lillian M. Childs
Helix Water District

John Sasso
President, Borrego
Water District

James Butler, Community Development Director
City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, CA 91945

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report
for the Lemon Grove General Plan Update

Dear Mr. Butler:

Thank you for the opportunity to comment on the above-referenced project. The Notice of Preparation for this Draft Environmental Impact Report does not specifically identify any changes to local government organization associated with the project. Unless the project requires changes to local government organization and/or spheres of influence, LAFCO will not be a responsible agency for environmental review.

Alternate Members

Pam Slater
County Board of
Supervisors

Julianne Nygaard
Councilmember, City of
Carlsbad

Juan Vargas
Deputy Mayor, City of
San Diego

Ronald W. Wootton
Vista Fire Protection District

David A. Perkins
Public Member

If you have any questions regarding this letter, please contact me or Ingrid Hansen at 531-5400.

Sincerely,

MICHAEL D. OTT
Executive Officer

MDO:IEH:hm

Executive Officer

Michael D. Ott

Counsel

Lloyd M. Harmon, Jr.

SWEETWATER AUTHORITY

505 GARRETT AVENUE
POST OFFICE BOX 2328
CHULA VISTA, CALIFORNIA 91912-2328
(619) 420-1413
FAX (619) 425-7469



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SECRETARY

October 31, 1995

Mr. James Butler
City of Lemon Grove
Community Development Dept.
3232 Main Street
Lemon Grove, CA 91945

SUBJECT: RESPONSE TO NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT, LEMON GROVE GENERAL PLAN
SWEETWATER RESERVOIR URBAN RUNOFF PROTECTION

Dear Mr. Butler:

Sweetwater Authority has received notification of the preparation of a Draft E.I.R. for the Lemon Grove General Plan. Because the project site is located outside of the Sweetwater Reservoir watershed, we have no comments regarding the proposed document.

Thank you for the opportunity to comment on this project. If you have any questions, contact Ms. Jane Olson at 422-8395, extension 631.

Very Truly Yours,
SWEETWATER AUTHORITY

James L. Smyth
Chief Engineer

JLS:JDO

c:\wp51\runoff\lemngrov.env

Governor's Office of Planning and Research

1400 Tenth Street
Sacramento, CA 95814



DATE: October 30, 1995
TO: Reviewing Agencies
RE: LEMON GROVE GENERAL PLAN
SCH# 95101066

Attached for your comment is the Notice of Preparation for the LEMON GROVE GENERAL PLAN draft Environmental Impact Report (EIR).

Responsible agencies must transmit their concerns and comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

JAMES BUTLER
CITY OF LEMON GROVE
COMMUNITY DEVELOPMENT DEPT.
3232 MAIN STREET
LEMON GROVE, CA 91945

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call at (916) 445-0613.

Sincerely,

A handwritten signature in cursive script that reads 'Antero A. Rivasplata'.

ANTERO A. RIVASPLATA
Chief, State Clearinghouse

Attachments

cc: Lead Agency

NOP Distribution List

S = sent by lead agency

X = sent by SCH

Resources Agency

<input checked="" type="checkbox"/> Nadell Gayou Resources Agency 1020 Ninth Street, 11th Floor Sacramento, CA 95814 916/327-1722	<input type="checkbox"/> Richard L. Elliott, Regional Manager Department of Fish and Game 601 Laxust Redding, CA 96001 916/225-2200 (8-442)	<input type="checkbox"/> Dave Carstensen Caltrans, District 1 1656 Union Street Eureka, CA 95501 707/445-6407	<input type="checkbox"/> Sandy Hensard Caltrans - Division of Aeronautics P.O. Box 942874 Sacramento, CA 94274-0001 916/324-1833	<input type="checkbox"/> NORTH COAST REGION (1) 5550 Skyline Blvd., Suite A Santa Rosa, CA 95403 707/576-2220 (8-590)
<input type="checkbox"/> Judy Carpenter Dept. of Boating & Waterways 1629 S Street Sacramento, CA 95814 916/443-6281	<input type="checkbox"/> Ryan Brodrick, Regional Manager Department of Fish & Game 1701 Nimbus Road, Suite A Rancho Cordova, CA 95670 916/355-0922 (8-438)	<input type="checkbox"/> Michelle Gallagher Caltrans, District 2 P.O. Box 494040 Redding, CA 96049-4040 916/225-3259 (8-442)	<input type="checkbox"/> Tom Miron California Highway Patrol Office of Special Projects Planning and Analysis Division P.O. Box 924898 Sacramento, CA 94298-0001 916/657-7222	<input type="checkbox"/> SAN FRANCISCO BAY REGION (2) 2101 Webster, Suite 500 Oakland, CA 94612 510/286-1255
<input type="checkbox"/> Gary L. Holloway California Coastal Commission 45 Fremont Street, Suite 1970 San Francisco, CA 94105-2219 415/904-5200	<input type="checkbox"/> B. Hunter, Regional Manager Department of Fish and Game P.O. Box 47 Yountville, CA 94599 707/944-5518	<input type="checkbox"/> Jody Loneragan Caltrans, District 3 703 B Street Marysville, CA 95901 916/741-4277 (8-457)	<input type="checkbox"/> Ron Helgeson Caltrans - Planning P.O. Box 942874 Sacramento, CA 94274-0001 916/445-5570	<input type="checkbox"/> CENTRAL COAST REGION (3) 81 Higuera Street, Suite 200 San Luis Obispo, CA 93401-5427 805/549-3147 (8-629)
<input type="checkbox"/> Reed Holderman State Coastal Conservancy 1330 Broadway, Suite 1100 Oakland, CA 94612 510/286-1015	<input type="checkbox"/> G. Nokes, Regional Manager Department of Fish and Game 1234 East Shaw Avenue Fresno, CA 93710 209/222-3761 (8-421)	<input type="checkbox"/> Gary F. Adams Caltrans, District 4 P.O. Box 23660 Oakland, CA 94623-0660 510/286-6174	<input type="checkbox"/> State and Consumer Services Robert Sleppy Dept. of General Services 400 R Street, Suite 5100 Sacramento, CA 95814 916/324-0214	<input type="checkbox"/> LOS ANGELES REGION (4) 101 Centre Plaza Drive Monterey Park, CA 91754-2156 213/266-7556
<input checked="" type="checkbox"/> Tom Gibbs Dept. of Conservation 801 K Street, MS-24-02 Sacramento, CA 95814 916/445-8733	<input checked="" type="checkbox"/> Fred A. Worthley, Jr., Reg. Manager Department of Fish and Game 330 Golden Shore, Suite 30 Long Beach, CA 90802 310/590-5132	<input type="checkbox"/> Lawrence Newland Caltrans, District 5 P.O. Box 8114 San Luis Obispo, CA 93403-8114 805/549-3683 (8-629)	<input type="checkbox"/> Office of Local Assistance 501 J Street, Suite 400 Sacramento, CA 95814 916/445-3160	<input type="checkbox"/> CENTRAL VALLEY REGION (5) 3443 Renier Road, Suite A Sacramento, CA 95827-3098 916/255-3000
<input type="checkbox"/> Douglas Wickizer Dept. of Forestry 1416 Ninth Street, Room 1516-2 Sacramento, CA 95814 916/653-9451	<input type="checkbox"/> Lorri Gervais California Energy Commission 1516 Ninth Street, MS-15 Sacramento, CA 95814 916/654-3944	<input type="checkbox"/> Marc Birnbaum Caltrans, District 6 P.O. Box 12616 Fresno, CA 93778-2616 209/448-4020	<input type="checkbox"/> California Environmental Protection Agency Barbara Fry Air Resources Board 2020 L Street Sacramento, CA 95815 916/322-8267	<input type="checkbox"/> FRESNO BRANCH OFFICE 3614 East Ashlan Avenue Fresno, CA 93726 209/445-5116 (8-421)
<input type="checkbox"/> Hans Kreutzberg Office of Historic Preservation P.O. Box 942896 Sacramento, CA 94296-0001 916/653-9107	<input type="checkbox"/> Native American Heritage Comm. 915 Capitol Mall, Room 364 Sacramento, CA 95814 916/653-4082	<input type="checkbox"/> Wilford Melton Caltrans, District 7 120 South Spring Street Los Angeles, CA 90012 213/897-1338 or 897-1344	<input type="checkbox"/> LAHONTAN REGION (6) 2092 Luke Tuboe Boulevard South Lake Tahoe, CA 96150 916/342-5400	<input type="checkbox"/> REDDING BRANCH OFFICE 415 Knollcrest Drive Redding, CA 96002 916/224-4845 (ATS 441)
<input type="checkbox"/> Ken Pierce Dept. of Parks and Recreation P.O. Box 942896 Sacramento, CA 94296-0001 916/653-0538	<input type="checkbox"/> Douglas Long Public Utilities Commission 505 Van Ness Avenue San Francisco, CA 94102 415/703-2011	<input type="checkbox"/> Harvey Sawyer Caltrans, District 8 P.O. Box 231 San Bernardino, CA 92402 909/383-4808 (8-670)	<input type="checkbox"/> Victrola Branch Office 15428 Civic Drive, Suite 100 Victrola, CA 92392-2359 619/241-6583	<input type="checkbox"/> COLORADO RIVER BASIN REGION (7) 73720 Fred Waring Drive, #100 Palm Desert, CA 92260-2564 619/346-7491
<input type="checkbox"/> Wendy Halverson Reclamation Board 1020 Ninth Street, Room 240 Sacramento, CA 95814 916/327-1531	<input checked="" type="checkbox"/> Betty Eubanks State Lands Commission 1807 - 13th Street Sacramento, CA 95814 916/574-1880	<input type="checkbox"/> Lisa Flores Caltrans, District 9 500 South Main Street Bishop, CA 93514 619/872-5203	<input type="checkbox"/> SANTA ANA REGION (8) 2010 Iowa Avenue, Suite 100 Riverside, CA 92507 714/782-4130 (8-632)	<input type="checkbox"/> SAN DIEGO REGION (9) 9771 Clairemont Mesa Blvd., Suite B San Diego, CA 92124-1331 619/265-5114 (8-636)
<input type="checkbox"/> Steve McAdam S.F. Bay Conservation & Dev't. Comm. 30 Van Ness Avenue, Room 2011 San Francisco, CA 94102 415/557-3686	<input type="checkbox"/> Gerald R. Zimmerman Colorado River Board 770 Fairmont Avenue, Suite 100 Glendale, CA 91203-1035 916/574-1880	<input type="checkbox"/> Mitchell Baker II Caltrans, District 10 P.O. Box 2048 Stockton, CA 95201 209/948-3803	<input checked="" type="checkbox"/> OTHER: _____	
<input checked="" type="checkbox"/> Nadell Gayou Department of Water Resources 1020 Ninth Street, 11th Floor Sacramento, CA 95814 916/327-1722	<input checked="" type="checkbox"/> Rick Angelbeck Tulare Regional Planning P.O. Box 1038 Zephyr Cove, NV 89448 702/588-4547	<input checked="" type="checkbox"/> Mike Owen Caltrans, District 11 P.O. Box 85406 2829 Juan Street San Diego, CA 92186-5406 619/688-6750 (8-631)	<input type="checkbox"/> OTHER: _____	
<input checked="" type="checkbox"/> Kim Dinh Dept. of Health 601 N. 7th Street, PO Box 942732 Sacramento, CA 94234-7320 916/323-6111	<input type="checkbox"/> Debby Eddy Delta Protection Commission P.O. Box 530 Walnut Grove, CA 95690 916/776-2290 FAX 776-2293	<input type="checkbox"/> Allen Kennedy Caltrans, District 12 2501 Pullman St. Santa Ana, CA 92705 714/724-2239 (8-655)	<input type="checkbox"/> OTHER: _____	